

**21ST CENTURY PARKS COMMITTEE
REGULAR MEETING
WEDNESDAY, SEPTEMBER 14, 2016
TIME: 5:45 P.M.
ROOM 208
MIDDLETOWN CONNECTICUT**

MEMBERS PRESENT: Councilman Gene Nocera
Councilman Philip Pessina
Frank Marchese
Amy Vaillancourt
Deborah Petruzzello
Maria Holzberg
Louise Augeri

ABSENT: Councilman Carl Chisem
Sheila Daniels
Joseph Bibisi

STAFF PRESENT: William Russo, Director of Public Works

OTHERS PRESENT: Vince McDermott, Milone & MacBroom
Mike Doherty, Milone & MacBroom
Brian Kaye, Milone & MacBroom
David Brown, Middletown Resident
Rebecca MacLachlan, 35 Clover Street
Krishna Winston, 655 Bow Lane

Chair Nocera opened the 21st Century Parks Committee meeting at 5:45 P.M. He requested a motion to approve the special meeting minutes dated August 8, 2016. Motion to approve the minutes was seconded and approved unanimously.

PUBLIC COMMENT ON AGENDA ITEMS:

Krishna Winston, 655 Bow Lane, commented on how quickly the process for the renovations is moving. She wanted to know at what point the design features will be incorporated into the project since field maintenance in a non-toxic manner is important. If the fields are going to be maintained in a non-toxic manner, they have to be designed properly. A main point of the design is focusing on the soil which will provide life for certain different types of grass. The proper type of drainage will also be needed along with the proper irrigation system design. The soil around the City is not of the greatest quality so the current soil on-site cannot be used; the soil will have to be enriched with organic matter. This will ensure that it is the correct type of soil to grow organic grass.

CORRESPONDENCE:

None.

NEW BUSINESS:

Chair Nocera suggested moving item 5b ahead of 5a so that the invoices can be approved before the Milone & MacBroom presentation on Pat Kidney Field, Woodrow Wilson Track & Tennis Courts. A motion was made to support this suggestion. Motion was seconded and approved unanimously.

- a. Millone & MacBroom Presentation on Pat Kidney Field, Woodrow Wilson Track & Tennis Courts – Vince McDermott re-introduced himself as the Senior Vice President of Milone & MacBroom and Principal in charge of this project. Vince re-introduced Mike Doherty as the Lead Landscape Architect along with Brian Kaye whom is a new Landscape Architect to Milone & MacBroom.

Vince specified that a complete demographic survey has been conducted with underlying information regarding a topographic survey. A wetland survey has been completed for part of the project that Milone & MacBroom did not have originally when designing the tennis courts. Borings have been completed along with engaging former UConn Professor whom is giving the guidance on the nature of the current soils and what will need to be done to amend those soils to make them work for this particular site. The borings that were done are suitable and frost susceptible for the proposed type of construction including the foundations for the light posts, the buildings and the track. From the purposes of construction as it affects buildings normal spread footings are expected.

The track is expected to go fairly deep with free-draining material on to which the track will be placed. Some silty material was found. Milone & MacBroom suspects that the field was filled at one point which is common for school construction during this era. However, this will not affect the renovations. The same thing was noticed in the lower fields while looking for foundations for the light posts; nothing unusual was found. Vince discussed various soil techniques that can be implemented into the design process.

Vince mentioned a couple of aspects of concern which include a drain or culvert that runs behind the backstop area that much of the construction will have to revolve around. There is still more work to do following a final report. The technical specifications on how to do the soils will be presented in the future. Low-ground pressure equipment and techniques will be used during construction so that the ground is not overly compacted.

Mike Doherty mentioned that Milone & MacBroom has also met with a number of the resident coaches. After the initial site walk-thru, a separate meeting was held to gather specific feedback from the user groups such as football, soccer, baseball, track & field, etc. This helps to understand what is needed on the field such as fencing, dugouts, track requirements, storage areas and preferences. As Vince mentioned earlier, there is much information that Milone & MacBroom will start to disseminate or can also be requested through Public Works Administration office. Mike discussed the concept and updates of the master plan.

The parking layout along Farm Hill Road by Pat Kidney Field remains consistent with what is shown on the master plan. There are eight utility poles along the road itself near the current parking area. These poles shall stay remaining due to the high quantity of them. However, Milone & MacBroom can certainly look into moving them, or shifting them to another spot which can be quite a hassle. Mike believes that the way it is shown in the master plan will work properly. This consists of installing bump outs around each pole giving enough buffer for the pole itself to remain and will allow for cars to park in-between each pole. Cars will be unable to back out on to Farm Hill Road anymore once this parking lot is completed. This concept plan allows for twenty four parallel spaces. Even though there are currently thirty one on street parking spaces, there will still be plenty of added parking in the lot. The lot will be going from one hundred four spaces to one hundred fifteen spaces. This allows for a total of four extra parking spaces.

There was also discussion in regards to removing the on-street parking entirely. Even though there is a need for parking, eliminating it would allow for more field space. If the parking is removed, curbing can be installed to prevent backing out into head-on traffic. The sidewalks should also be removed so that cars are not encouraged to pull up for parallel parking. However, the sidewalks connection to the corner of Russell Street will stay remaining.

Since the master plan was originally created, there is a revision regarding the basketball courts. One of the basketball courts will be removed so that there will be a total of two courts instead of three. This will free up some space for the softball field along with the spectator section of the field. A batting cage will be added where the existing restroom building is located currently. The field itself will consist of the same orientation as it exists currently. The outfield fences will consist of a removable temporary system.

Mike discussed the size of the concession building for Pat Kidney. This building will not be too large since the other concession stand near the tracks will be larger for storage purposes. However, it will contain a small window for snacks which will not be that of the size of a true concession building. The larger concession stand will consist of concession on one side with bathrooms in the middle and storage to the other side. There are two options for the layout of the concession stand. The first option to the left side has storage facing the parking lot and concession facing the back end. As a whole, the field has a high portion which is the track and the low portion which is the other fields. The other option allows the option to hide the storage using the slope in the building. The storage will be accessed from the lower field area. This option allows for the space to be almost doubled. The concession entrance would be near the track side of the building. The decision making factor for these two options is based on the preference of the entrance for the site.

A motion was made to approve option b for the concession stand layout. Motion was seconded and approved unanimously.

b. Approval of Three Invoices from Milone & MacBroom:

Survey and Site Investigation – Woodrow Wilson \$14,547.20 – Chair Nocera made a motion to approve the Woodrow Wilson invoice. Motion was seconded and approved unanimously.

Survey and Site Investigation – Pat Kidney \$14,538.56 – Chair Nocera made a motion to approve the Survey and Site Investigation invoice. Motion was seconded and approved unanimously.

Construction Phase Services – Tennis Courts \$1,020.00 – Chair Nocera made a motion to approve the Construction Phase Services invoice. Motion was seconded and approved unanimously.

OLD BUSINESS:

OTHER:

PUBLIC COMMENT ON NON-AGENDA ITEMS:

As there was no further discussion, the 21st Century Parks Committee meeting adjourned at 6:48 P.M.